

**City of Greensboro Planning Department
Zoning Staff Report
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: K
Location: 2101 Merritt Drive (Southeast quadrant of Merritt Drive and Green Point Drive)

Applicant: Ty Kim Hoang
Owner: Ty Kim Hoang

From: RS-9
To: CD-RM-18

Conditions: 1) Not more than three (3) dwelling units.
2) No more than one access point to Merritt Drive.

SITE INFORMATION	
Maximum Developable Units	3
Net Density	9 dwelling units per acre
Existing Land Use	Neighborhood Grocery
Acreage	0.323
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	High Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Faith Harvest Fellowship Church	RS-9
<i>South</i>	Single Family	RS-9
<i>East</i>	Single Family	RS-9
<i>West</i>	Single Family	RS-9

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for additional restrictions.

TRANSPORTATION	
Street Classification	Merritt Drive – Minor Thoroughfare, Green Point Drive – Collector Street.
Site Access	This proposed development may not have enough frontage to get an approved driveway off of Merritt Drive. This development would be allowed a maximum of one driveway on Green Point Drive. All commercial driveways must meet the City of Greensboro standards.
Traffic Counts	Merritt Drive ADT = 12,107.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property operated as a nonconforming neighborhood store for many years but lost its grandfathered status when it remained vacant for more than one year. The property is currently being operated as a produce stand for which a Notice of Violation has been issued by the zoning enforcement office.

Although the Generalized Future Land Use Map designates this area as High Residential, staff feels that singling out this one small lot for multifamily development is not consistent with the single family character of the immediate area.

There is an area north of West Avenue and on both sides of Overland Heights which is presently zoned RM-18. Within that extended area, there are parcels that could be developed for multifamily units, if additional multifamily units are needed in this neighborhood.

Staff feels that this request is inconsistent with Policy 6A.4 since it does not protect the neighborhood from the potential negative impacts of a development which is inconsistent with the neighborhood's livability, architectural character and reinvestment potential.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial.